

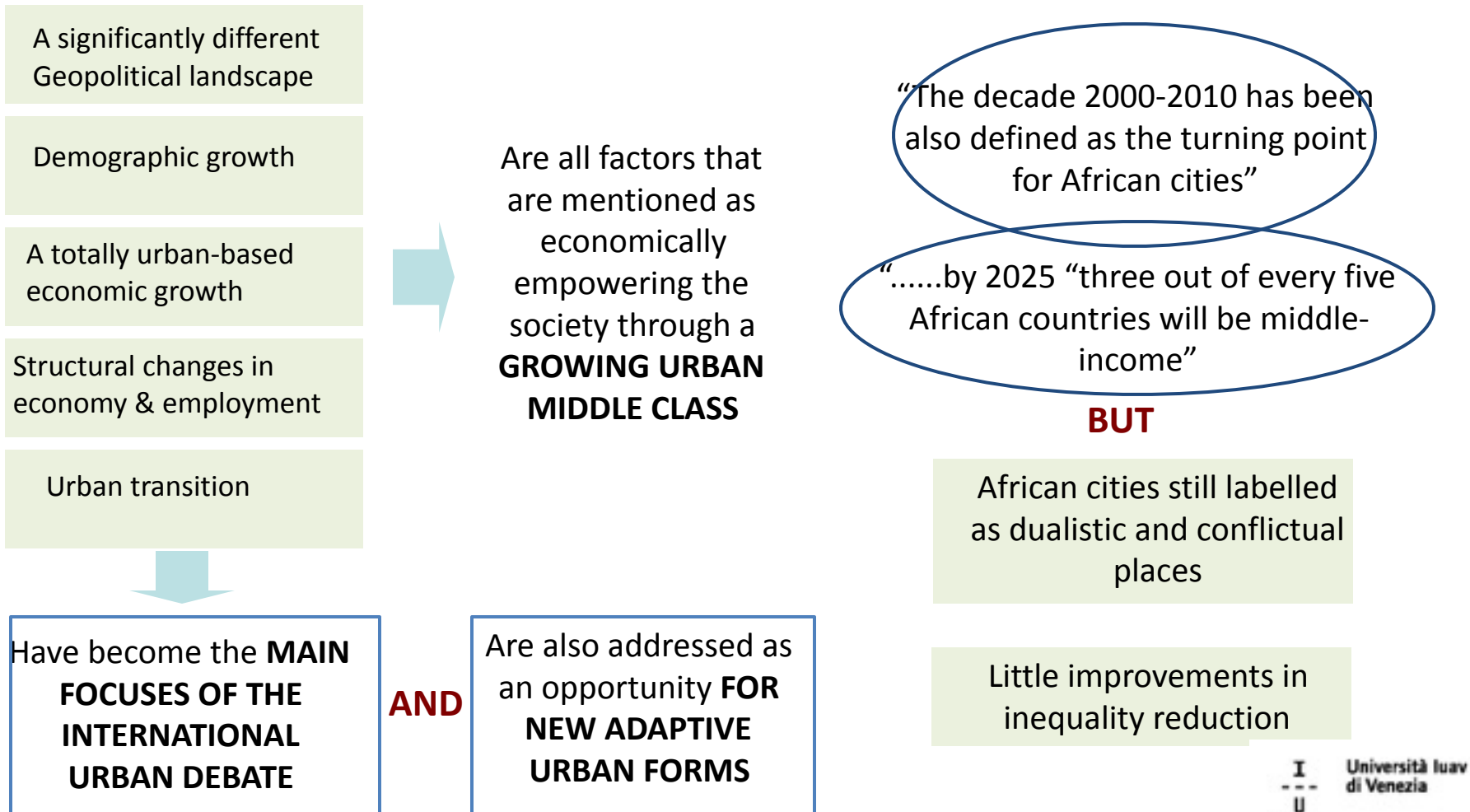
URBAN VULNERABILITY IN THE NEW SOCIO-ECONOMIC CONTEXT
OF SUB-SAHARAN AFRICAN COUNTRIES

Beyond boundaries: reasoning on transformative spatial practices

Sub-Saharan Africa;
rising middle class;
urban vulnerability;
spatial practices.



OLD concepts for NEW CITIES



OLD concepts for NEW CITIES

Despite of the renewal interest on African urbanities as sites of economic rise, some western-driven still standing dichotomies fail to recognize that this rise is posing a **totally new set of urban vulnerability challenges**. By making light on that,

- **NEW URBAN BEHAVIOURS**

- **NEW VULNERABILITY PATTERNS**

} Are increasingly emerging

The overall objective of the research is to make light on some theoretical gaps in considering **African contemporary urban resilience practices derived from the fast socio-economic changes**



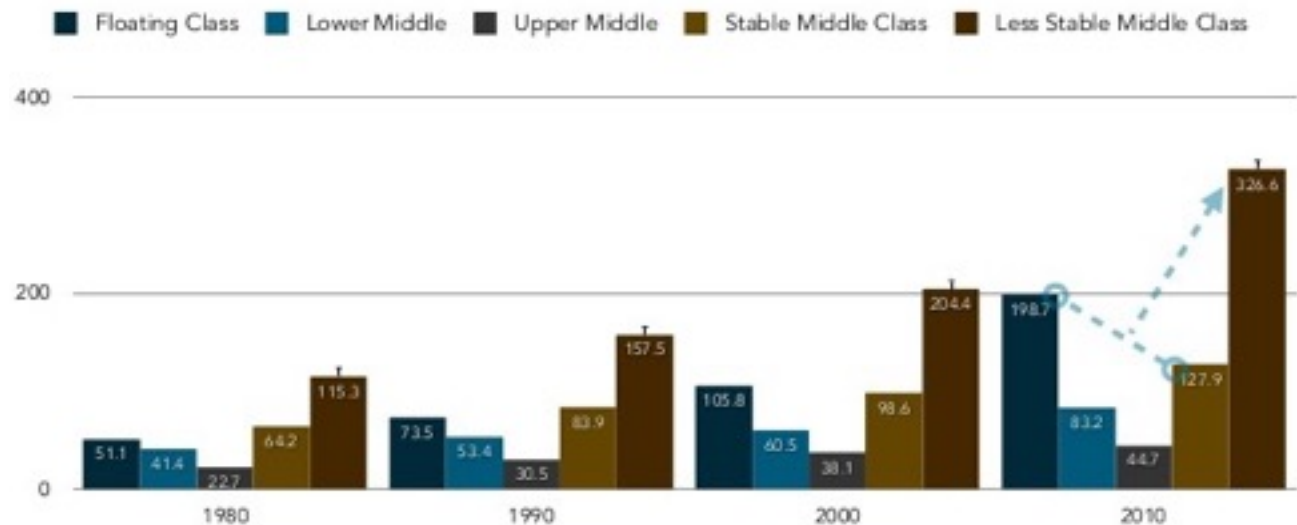
THE VAUNTED INCOME-RELATED RISE

Just the label changed,
on the basis of *“some
innovative statistics”*

“Inflows and outflows
are so frequent”

“It’s like entering a
revolving door”

A “FLOATING” RISE



198.7 million are considered to be ‘floating’ and are at risk of falling out of the middle class and back into poverty. Combined with the stable middle class, they make up the current **326.6 million**.

A TOTALLY NEW SET OF URBAN INEQUALITY CHALLENGES

A “FLOATING” RISE

The urban behaviour of the much-vaunted new economic subject of the rising middle class in terms of its **self-made spatial practices or spatial transformations**, and **consequently in terms of urban vulnerability** implies a **theoretical revision** of the following concepts:

RESILIENCE

SOCIAL INCLUSION

RIGHT TO THE CITY

ACCESSIBILITY

Main bibliography: Lindell (2002), Erneston, Lahons, Duminy (2014), Robinson (2002), Myers (2011), Nuttal e Mbembe (2008), Simone (2011), Pieterse (2009 e 2012), Ansah e O'Connor (2010), Eskemose, Jenkins, Nielsen (2015), Watson (2011, 2013)

HOW TO HELP FILL THE THEORETICAL GAPS

METHODOLOGY

- A more realistic reconsideration of the **actual thresholds to define the present social classes** (avoiding any kind of income-related limitations defining who is out of poverty or, in other terms, out of "informality");
- A **spatial-based analysis** conducting towards a new understanding of some emergent urban practices;
- The reassessment of some proxies in considering **what is urban vulnerability for this new social subject** and, consequently, for other social segments.

HOW TO HELP FILL THE THEORETICAL GAPS

WHICH KIND OF ANALYSIS?

- **Planning tools** (in legal and institutional terms) and their relationship with the emergence of the middle class in urban and peri-urban;
- **New actors and new partnerships** (eg. construction companies or individuals generally dealing with housing provision for the new middle class);
- **Demand for land** and urban services;
- **Demand for housing:** financial arrangements for the purchase or construction of a new home for the new middle class and identification of responsible actors or programmes/policies for social housing, in particular if talking about the **lower-middle class**.

WHY THE EMERGING URBAN MIDDLE CLASS

BECAUSE IT IS THE SPECIFIC RISING SOCIAL SEGMENT THAT HOLDS THE POSSIBILITIES OF INFLUENCING PLANNING POLICIES WITH STRONG CONSEQUENCES ON THE POOREST CLASSES

1) The emerging middle class and the RELATIONSHIP WITH THE INFORMAL SECTOR in urban and peri-urban areas: Concepts that until now have been associated to the urban informality are now becoming characteristics of the urban behaviour of the emerging class, trying to reach access to urban space and services.

2) The emerging middle class and the "SOUTHERN URBANISM" concept - the need for a new research agenda:

- How does the new urban middle class develop its own mechanisms of space production and how does it manage and live its urban life?
- How is evolving the 'African suburbanism' theoretical concept of in this fast-changing context?
- Analysis of the concepts of 'pseudo-suburbanization' and the urban-rural relationship;
- Which new kinds of urban forms and landscapes?

THE EMERGING URBAN MIDDLE CLASS – IN BETWEEN RISE AND VULNERABILITY

- The emerging middle class is **increasingly showing HYBRID ATTITUDES** for its urban life, in some ways closely **comparable with those of the urban poor**;



- What is lacking is the **SENSIBLENESS** about the forthcoming consequences of these attitudes, as this social segment can (much more rapidly than the urban poor) lead to an important process of change of the urban space. With improved economic means, mobility, some possibility of long-term investments, etc., they act between the formal and the informal, rapidly modifying the "proto-urban" and informal concepts.



- How will this attitudes evolve and how will the **LOCAL AUTHORITIES** authorities react? In which ways will the **SLUM UPGRADING STRATEGIES** and **SOCIAL HOUSING POLICIES** be affected?

THE EMERGING URBAN MIDDLE CLASS – IN BETWEEN RISE AND VULNERABILITY

HOUSING MATTERS!



ACCESS TO HOUSING AS AN INDICATOR FOR NEW URBAN AND PLANNING RESEARCH AGENDAS

HOUSING MATTERS – OLD AND NEW TRENDS IN SETTLING DOWN IN THE CITY

FIELD RESEARCH METHODOLOGY

(EMERGING URBAN PRACTICES - URBAN “POORS” AND MIDDLE CLASSES)

- Identification of the new settlement areas for the emerging middle class and urban expansion areas (both spontaneous or formally planned);
- Analysis of **mobility/peri-urban and rural-urban migration patterns**;
- **Analysis of social housing policies and subsidies**;
- Studies and interviews about some “hybrid” urban behaviours, in particular: **incremental building** and **inverse governmentality** modalities.



HOUSING MATTERS – OLD AND NEW TRENDS IN SETTLING DOWN IN THE CITY – THE CASE OF MAPUTO

WHY MAPUTO?

1 Maputo is recently described as a particular urban development where the “failed state control” in terms of planning is generating and various forms of versatile and **dynamic urban forms and non-state planning practices**

2 The city shows a **rapid rising of socio-economic urban mix**, both in formal and informal areas, derived and obtained through a heterogeneous set of spatial and political practices

3 Because of its **wide emerging middle class but increasing housing constraints**

Because of the **recent policy trends/instruments** that widely involve urban poors and modify the perception of urban poverty and vulnerability:

- 4
- New detailed **urbanization plans** that seek to better regulate urban land in neighborhoods of recent development due to infrastructure projects;
 - A **new "wave" of slum upgrading projects** of informal neighborhoods;

HOUSING MATTERS – OLD AND NEW TRENDS IN SETTLING DOWN IN THE CITY – THE CASE OF MAPUTO

SOME NEW SETTLING-DOWN TRENDS

LARGE SCALE INVESTMENTS
(INFRASTRUCTURES AND HOUSING)

“CONDOMINIOS”

EMERGING TYPOLOGICAL MIX
IN PERI-URBAN OR “INFORMAL” AREAS

URBAN FABRIC ALTERATION TRENDS

TYPOLOGICAL RENOVATION WITHIN
THE “CEMENT” CITY (SLOW
RETURN TO THE CITY CENTRE)

TYPOLOGICAL MIX WITHIN
THE URBAN BOUNDARY –
SOCIO-ECONOMIC EMERGING MIX

NEW “**SOCIAL HOUSING**” SETTLEMENTS
LACKING OF SERVICES OR
BASIC INFRASTRUCTURES

EXODUS FROM CENTRAL URBAN AREAS
THROUGH **NEW SATELLITE**
AREAS OR DESTINATIONS

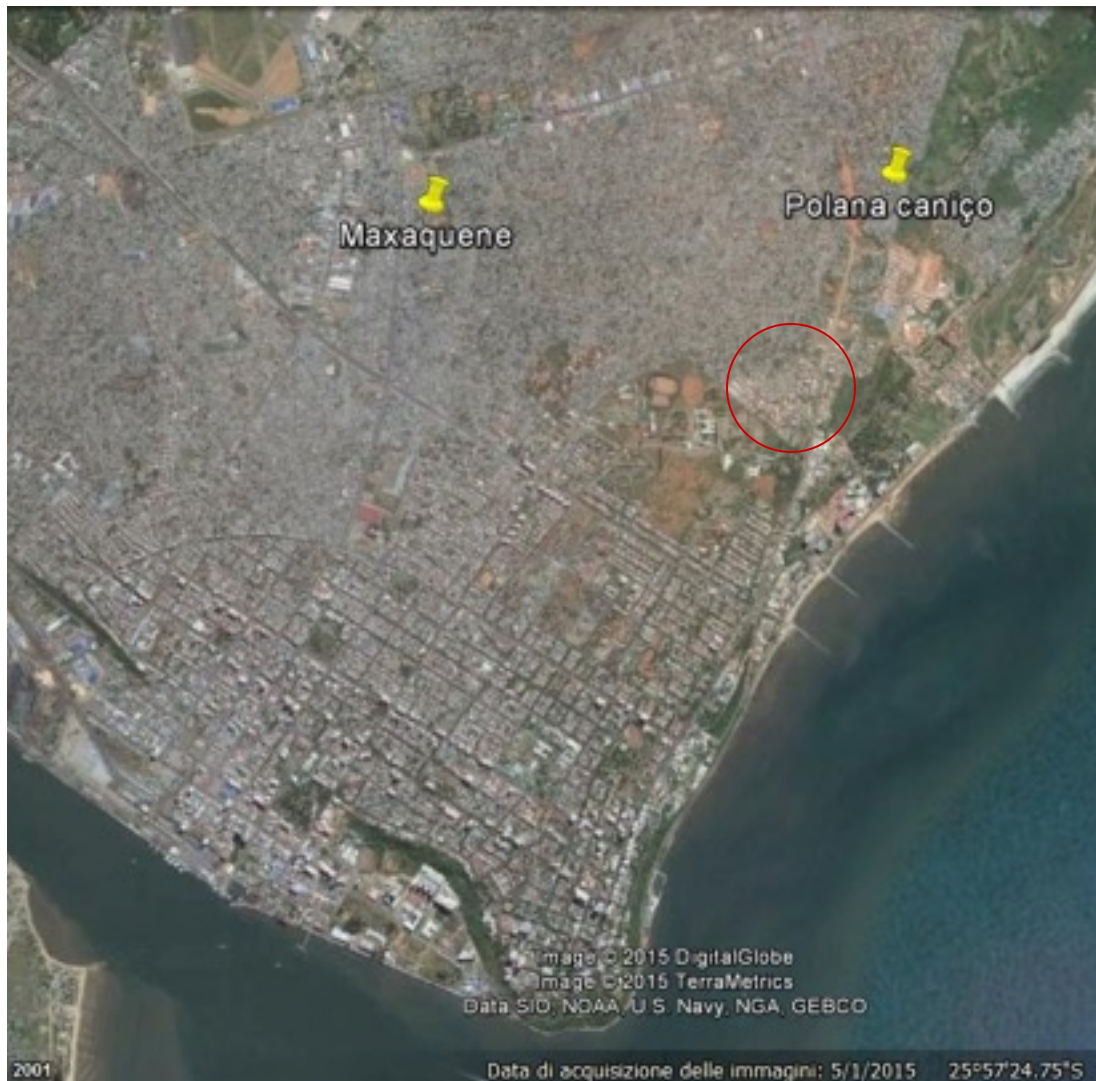
HOUSING MATTERS – OLD AND NEW TRENDS IN SETTLING DOWN IN THE CITY – THE CASE OF MAPUTO

AREAS THAT INDIRECTLY ENJOY THE BENEFITS OF SOME HOUSING PROJECTS



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HOUSING MATTERS – OLD AND NEW TRENDS IN SETTLING DOWN IN THE CITY – THE CASE OF MAPUTO



**AREAS CHARACTERIZED BY
INCREASING “BUY AND SELL”
INFORMAL ACTIONS**



**Formal-informal limit between Polana
Caniço and Sommershield**

HOUSING MATTERS – OLD AND NEW TRENDS IN SETTLING DOWN IN THE CITY – THE CASE OF MAPUTO



A part of the new middle class tends to enter into **direct agreements** with families living in the "border" between the formal and informal, beginning, therefore, an expansion of the formal grid to get a space to build. The houses are bought together with the DUAT (Direito de Uso e Aproveitamento da Terra) and are subsequently eliminated to make room for "luxury" dwellings.

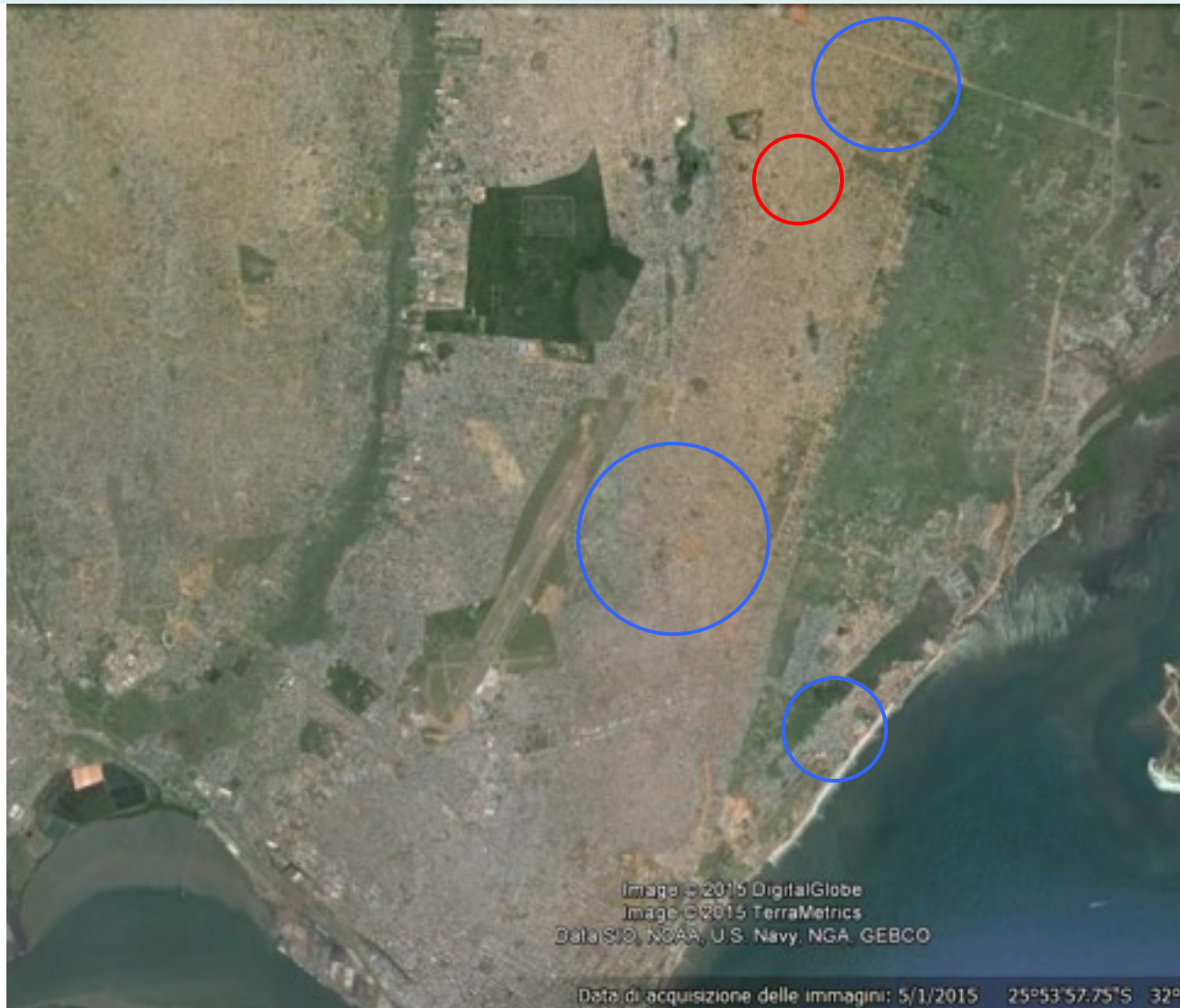
HOUSING MATTERS – OLD AND NEW TRENDS IN SETTLING DOWN IN THE CITY – THE CASE OF MAPUTO



AREAS CHARACTERIZED BY AN **INCREASING MIX OF MIDDLE CLASS HOUSING AND INFORMAL DWELLINGS**

PILOT AREAS OF URBAN RENEWAL (SLUM UPGRADING, LOTTING OR INFRASTRUCTURE IMPROVEMENTS), DUE TO THE **NEW INTEREST OF THE MIDDLE CLASS AND LOWER-MIDDLE CLASS TOWARDS THESE URBAN LOCATIONS**

HOUSING MATTERS – OLD AND NEW TRENDS IN SETTLING DOWN IN THE CITY – THE CASE OF MAPUTO



○ MAIN AREA OF LAND
 CONFLICTS FOR PERI-URBAN
 SPACES

○ MAIN AREAS
 CHARACTERIZED BY THE
 “INVERSE
 GOVERNMENTALITY”
 MODALITY OF SPACE
 PRODUCTION

**INVERSE
GOVERNMENTALITY:**

WHAT IS IT?

WHEN DOES IT HAPPEN?

WHY DOES IT HAPPEN?

WHY DOES IT WORK SO
WELL?

HOUSING MATTERS – OLD AND NEW TRENDS IN SETTLING DOWN IN THE CITY – THE CASE OF MAPUTO

MIDDLE AND LOWER-MIDDLE CLASS

Inverse governmentality

Incremental building

They are actions that make feel in a "safe" condition those inhabitants belonging to middle and lower-middle classes, regarding the the rights they have on their lot or house.

These actions do not directly please for administration approval; rather they are a sort of spatial "declaration" of a specific and more stable social status.

MIDDLE AND HIGHER-MIDDLE CLASS

Buying lots in informal areas through direct agreements *

Extension of the formal "grid"

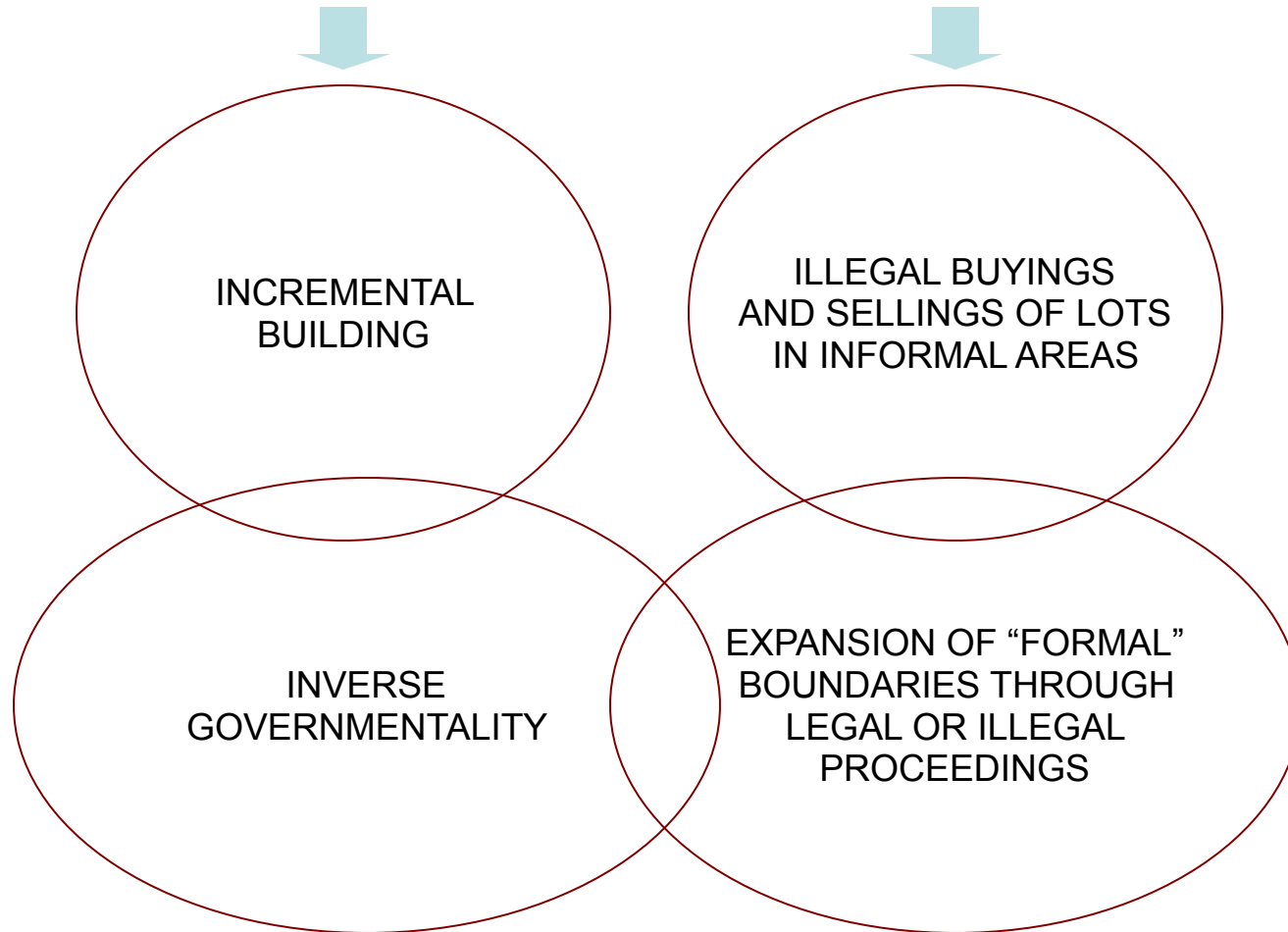
These kind of urban behaviours could foster the development of infrastructural projects in informal areas, due to the renewed interest of middle and higher class

On the other hand, it could cause the worsening of exclusionary dynamics for the poorest classes, dislocated even farther from the city center

*In the past, from '80, this dynamic was characteristic of economic and political and economic elites. Nowadays, it is more and more a phenomenon related to the middle class.

HOUSING MATTERS – OLD AND NEW TRENDS IN SETTLING DOWN IN THE CITY – THE CASE OF MAPUTO

MIDDLE AND LOWER-MIDDLE CLASSES MIDDLE AND MIDDLE-HIGHER CLASSES



IN BETWEEN RISE AND VULNERABILITY

MAIN RESEARCH INSIGHTS

Which kind of predictability for the **forthcoming urban landscape?**

Consequences in terms of **planning policies?**

The **spatial and political responses from the formal authorities** will predict the future urban expansion and conformation (Eg. lots legalization policies VS social housing)

Necessity of a brand **new framework related to urban accessibility, inclusion and urban poverty**

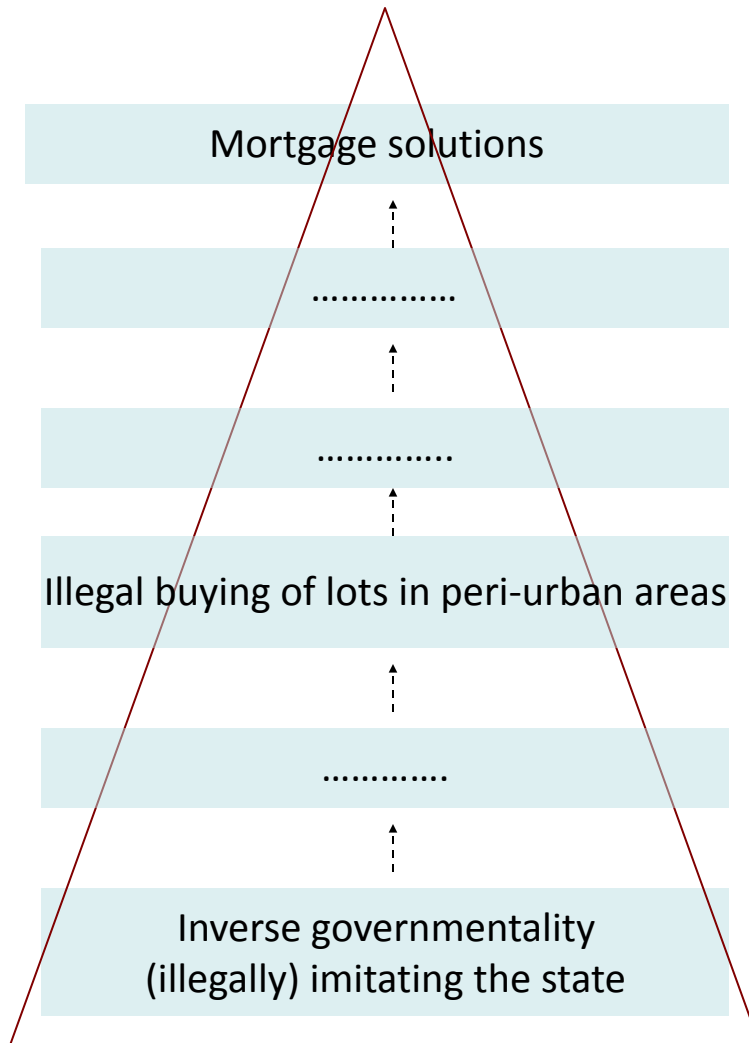
Vacillation of **middle class emphasis**

IN BETWEEN RISE AND VULNERABILITY

MAIN RESEARCH INSIGHTS

- How is the so-called "**fuzzy area**" evolving regarding access to land and housing?
- Which kind of **actions/plans/policies actually reflect the abovementioned trends**? Or, on the other hand, are the political responses still laying on an unconscious (not declared) level?
- In informal areas, which kind of consequences will have the increasing "**switch**" from **strategic actions** (slum upgrading strategies, sites and services, etc) **towards more spatial-based solutions** (redevelopment plans)?
- A great part of the middle class operates "outside" the administrative rules, trying to **avoid any kind of interference by the state** (or "hiding "from it), to reflect its cultural, social and economic status into a specific spatial dimension. Could this lead back to a "government" approach than a governance one, in terms of planning?

CONCLUDING REMARKS – ACCESSIBILITY AND HOUSING AS NEW PROXIES



A more realistic **reconsideration of the actual thresholds to define the present social classes** (avoiding any kind of income-related limitations defining who is out of poverty or, in other terms, out of "informality"), and a **spatial-based analysis towards a new understanding of some emergent urban practices** could help filling the current theoretical gaps in terms of Sub-Saharan African current urban trends.

CONCLUDING REMARKS – ACCESSIBILITY AND HOUSING AS NEW PROXIES

ACCESSIBILITY AND HOUSING AS NEW PROXIES - IMPLICATIONS
FOR THE URBAN VULNERABILITY SCENARIO

To pay attention and wonder how to satisfy the basic needs of all currently present and evolving social segments

To analyze the new class' severe shortages and affordability constraints

To wonder how to introduce **new tools** for the urban inclusion and economic empowerment of the new class, as **these policies are supposed to act partly differently from the upgrading strategies** aiming at reducing poverty, so they require:

- **MUCH STRONGER POLITICAL WILL;**
- **MORE STATE INTERVENTIONS;**
- **HUGE MARKET STRUCTURAL CHANGES**



A positive **REBOUND IMPACT** on the urban poor, which could eventually alleviate or even remove certain constraints currently preventing them from entering the floating class

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